This instrument was prepared by 745

(Name) Bruce M. Green, Attorney

(Address) P. O. Box 568, Pelham, Al. 35124

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205)-328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

19790521000061740 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/21/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Eight Thousand Dollars ($38,000.00)

to the undersigned grantor, Daniel International Corporation a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

James A. Stewart and Carol M. Denison

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, State of Alabama.

Lot 3, Meadow Brook Estates, First Sector, according to Map Book 7, Page 64, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

BOOK 319 PAGE 653

SUBJECT TO:

1. General and special taxes for the year 1979, which said taxes are not due and payable until October 1, 1979.

2. Transmission line permit to Alabama Power Company dated July 20, 1978, recorded in Deed Book 313, Page 740, in the Probate Office of Shelby County, Alabama.

3. Protective Covenants dated May 12, 1978, recorded in Misc. Book 25, Page 274, in said Probate Office.

4. 10 foot easement as shown on recorded plat in Map Book 7, Page 64, in said Probate Office.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of May 1979

ATTEST:

Secretary

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

By R. Caldwell Englund
President

79 MAY 21 AM 9:32

Deed 38.00
Rec. 1.50
Ind. 1.00
40.50

STATE OF Alabama
COUNTY OF Jefferson }

I, Patricia B. Campbell a Notary Public in and for said County in said State, hereby certify that R. Caldwell Englund whose name as Vice President of Daniel International Corporation a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 18th day of May 1979

Patricia B. Campbell
Notary Public

NOTARY PUBLIC STATE

MY COMMISSION EXPIRES JUNE 30, 1982

Form ALA-33

Bruce M. Green
P.O Box [redacted]
Pelham, Ala. 35124